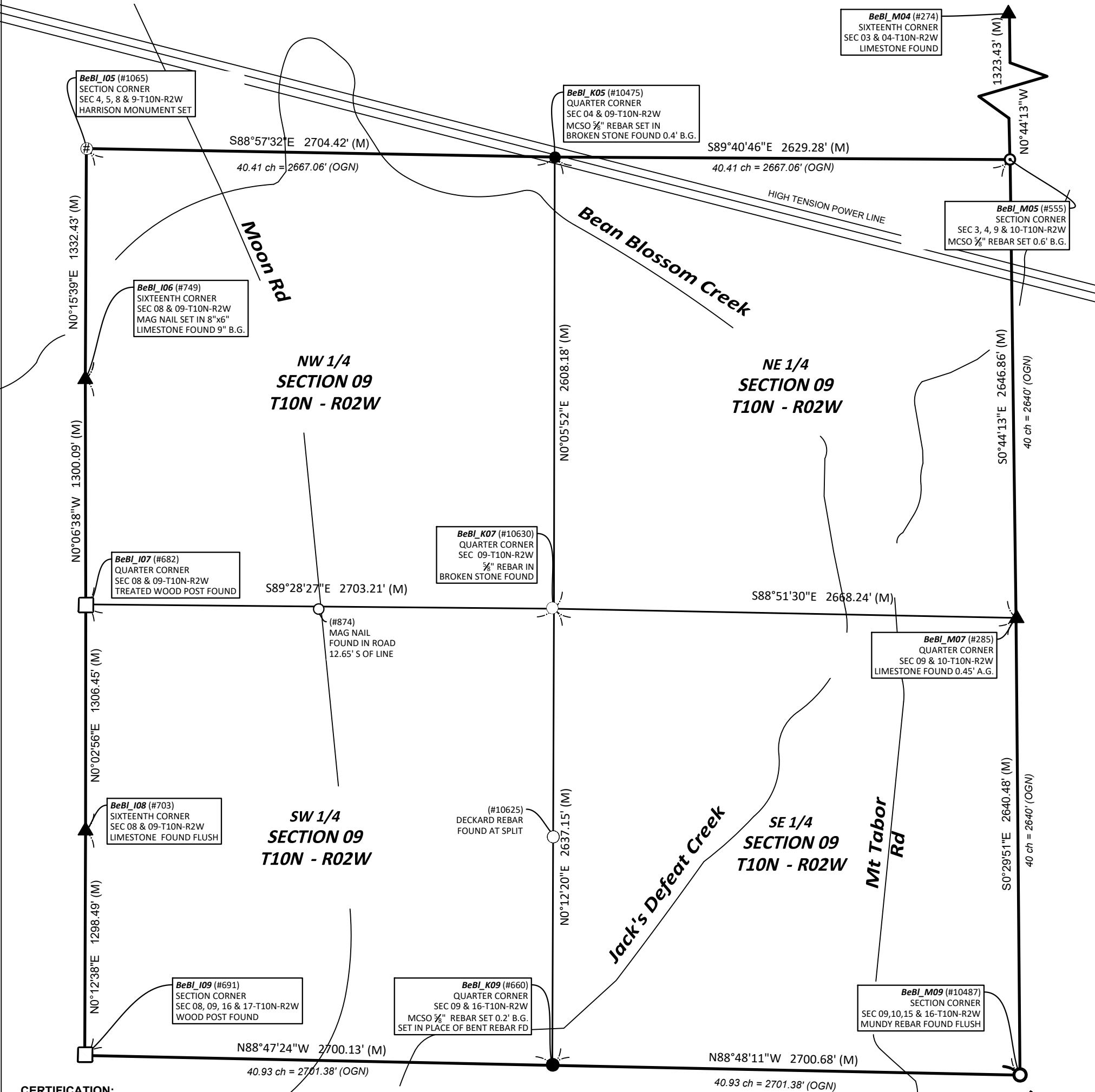


T10N-R02W-09_0000_MCS

PLAT OF SECTION CORNER PERPETUATION SURVEY
SECTION 9- T10N - R02W

Bean Blossom Township * Monroe County, Indiana

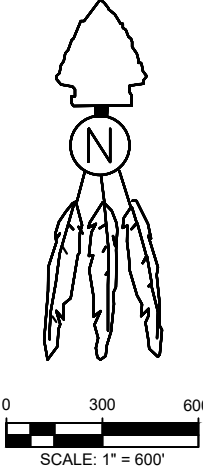
RSID006512
Recorded as Instrument Number:
2025011045.IN



CERTIFICATION:

I hereby certify that to the best of my knowledge, ability and belief the within plat and report represent a survey made by me in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code and completed on November 19, 2024.

Michael E. Sheppard
Professional Surveyor
No. 20100021
State of Indiana
msheppard@co.monroe.in.us



NOTES:

- Field work was performed in March thru October.
- This document is not complete without the associated report of survey.
- Interior quarter-section corners, sixteenth-section corners and corners of minor subdivisions were not evaluated in any way unless shown hereon or specifically discussed in the report of survey. Bearing breaks may exist between section corners and quarter corners that are not shown. Bearings and distances are shown hereon to correlate corners and to assist in corner analysis.

- Basis of Bearings: Unless noted otherwise, the basis of bearings is Grid North NAD83(2011), Indiana West Zone, Epoch 2010.0000, Geoid Model G2012BU7, Datum NAD83_NO_TRANS, US Survey Feet, derived from GPS observations utilizing the Indiana Real-Time Network (INCORS). Coordinate data was collected with a Javad Triumph LS Network Rover and/or with a Sokkia Set 510 Total Station radially from points located with GPS. Distances obtained with GPS have not been adjusted to ground. To adjust grid distances to ground distances multiply them by a scale factor of 1) 1.00041208.

LEGEND:

(M)	Measured Distance	B.G.	Below grade
(R-1884)	Record Distance	⊕	Harrison Monument
(OGN)	Original Government Notes	○	Iron Monument Found
(C)	Calculated Distance	●	Iron Monument Set
(CR)	Calculated from Record	⊙	Iron Pipe Found
RICH_U17	Corner Reference ID	Ⓜ	Mag Nail / Mag Spike
(#283)	Survey Point Number	□	Post Found
A.G.	Above grade	▲	Stone Found
		—	Line not to scale

SHEET
1
OF
3
Project: 2024-001
Field work by: MES, WEP & JMG
Drawn by: JMG
Reviewed by: MES, TER, SRB



OFFICE OF THE MONROE COUNTY SURVEYOR
Trohn Enright-Randolph Monroe County Surveyor
501 North Morton Street, Bloomington, IN 47404 (812) 349-2570

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

Michael E. Sheppard

REPORT OF SURVEY:

In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the corners established by this survey as a result of availability and condition of reference monuments, occupation or possession lines, and clarity or ambiguity of the record descriptions and plats. There may be unwritten rights associated with these uncertainties. Any uncertainty associated with the corners shown hereon is inherently passed to any parcel corner dependent on its position. The Relative Positional Accuracy in the location of points shown on this survey is within that allowable for a rural survey (0.26 feet + 200 ppm) as defined by Title 865, Rule 12 of the Indiana Administrative Code.

The purpose of this survey is to perpetuate the section/half section corners in Section 9-T10N-R02W, 2nd Principal Meridian, Bean Blossom Township, Monroe County, Indiana. Interior quarter-section corners, sixteenth-section corners, and corners of minor subdivisions were not evaluated in any way unless specifically discussed herein. The relationship of the section/half section corners to the adjoining parcel boundary lines was not addressed. Occupation lines in the immediate vicinity of the monuments found or set are shown on the associated Monument Records on file in the Office of the Monroe County Surveyor.

MONUMENTS FOUND OR SET:

Monuments and corners discovered, analyzed, evaluated and used in the process of this survey, the theory of location used to accept or establish these monuments and corners, and this surveyor’s opinion of the uncertainties associated with these monuments and corners are as follows:

BeBl_I05, Northwest corner Section 9 Township 10 North Range 2 West, (#1065) Harrison monument set with top left 0.5’ below ground in a crop field. The Harrison monument was set at a location that old railroad plans show a stone. We located bridges and culverts shown on the railroad plans and devised what I believe to be a relatively accurate (±1’) reestablishment of the old railroad stationing and centerline and reestablished the Section corner at BeBl_I05 based on this railroad stationing. We found a limestone with survey stone characteristics lying flat on the ground in a crop field approximately 15’ West of this location, that I believe is the stone noted on the old Railroad plans, now dislodged from farming activity. The location established this survey has, in my opinion, an uncertainty of ±3’. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_K05, North quarter corner Section 9 Township 10 North Range 2 West, (#10475) 5/8” rebar (24” long) with 2” diameter aluminum cap inscribed MONROE COUNTY SURVEYORS OFFICE SHEPPARD PLS #20100021, set 0.4’ below ground, in the hole formed from a found and removed, bent, 5/8” rebar found 0.4’ above ground. The bent found removed rebar was between 2 limestones, loosely imbedded in the ground. The North stone being a 1.2’ long by 0.5’ wide by 0.3’ thick limestone and the South stone being s 0.8’ long by 0.5’ wide by 0.3’ thick limestone. It appears both stones are segments of 1 broken stone, lying relatively flat on the ground. The found and removed, bent rebar appears to be the rebar set by Jess Gwinn in survey by him recorded in instrument #2003030618 in the Monroe County Recorder’s Office, RSID004161 in the Monroe County Surveyors Office. Mr. Gwinn’s report cites:

A 5/8” rebar with plastic ID cap was set flush at the southwest corner of the northeast quarter of Section 4. The rebar was set in the broken halves of a 4” x 6” stone found at this corner per survey 7. None of the accessories to the stone were found. The stone/rebar is 15 feet southwest of the centerline of the overhead electric transmission lines.

I agree that this likely is the stone set in Legal Survey Book 2, Page 547 (survey 7 in Mr. Gwinn’s references). However, with the stone being broken and shallowly imbedded, it may not be in its original location, though based on other monuments and occupation lines in and around the Section, I see no more reliable evidence as to the original location of the corner. Though there is in my opinion an uncertainty of 5’ in its location, due to its disturbed condition. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_M04, Northeast corner Southeast quarter Southeast quarter Section 4 Township 10 North Range 2 West, (#274) 0.4’ north-south by 0.9’ east-west Limestone found between roots of and against the South edge of a 24” diameter Pignut Hickory tree at an old north-south and east fence intersection. The stone is believed to be the monument set by M.H. Buskirk Monroe County Surveyor on June 16, 1881, in Legal Survey Book 2, page 338 & 339, which survey appears to be the original establishment of the Sixteenth Section division corner. The only uncertainty this stone has in my opinion is it being ±2.5’ West of a straight line between the stone at BeBl_M03 and the rebar set at BeBl_M05. This is an uncertainty since Bureau of Land management rules state; “The corners set by the Surveyor General are unchangeable”. The lines marked by the Surveyor General are unchangeable” and “That the boundaries and subdivision of the public lands as surveyed under approved instructions by the duly appointed surveyors, the physical evidence of which survey consists of monuments established upon the ground, and the record evidence of which consists of field notes and plats duly

approved by the authorities constituted by law, are unchangeable after the passing of title by the United States.” Therefore, placing an angle break in a Section line may be construed as changing it. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_M05, Northeast corner Section 9 Township 10 North Range 2 West, (#555) 5/8” rebar (24” long) with 2” diameter aluminum cap inscribed MONROE COUNTY SURVEYORS OFFICE SHEPPARD PLS #20100021, set with top 0.6’ below ground, in a mowed area that was formerly a garden. The rebar was set online and proportionally between the nearest stones North and South of it, reduplicating the way Jess Gwinn reestablished it in a survey by him dated 09/28/2003, recorded in instrument #2003030618 in the Monroe County Recorder’s Office, RSID004161 in the Monroe County Surveyors Office. In said survey, Mr. Gwinn’s report states:

There are no perpetuation records for this corner. The position for this corner was calculated as a single proportional measurement between corners A and C as no monuments could be found on the section line within a mile to the east. The calculated corner position is inside the Wampler vegetable garden so no monument was set.

Mr. Gwinn’s corner A on said survey is the stone at #274 (BeBl_M04) and his stone B, is the stone at #285 (BeBl_M07). The location reestablished per Mr. Gwinn’s methodology was then accepted by at least 3 other surveyors consisting of James C Bennett, in a survey recorded in instrument #2009015969, in the Monroe County Recorder’s Office, (RSID004212 in the Monroe County Surveyors Office), Eric Lee Deckard in a survey recorded in instrument #2020020042 in the Monroe County Recorder’s Office, (RSID004185 in the Monroe County Surveyors Office), and myself (Michael E Sheppard) in a survey recorded in instrument #2010003806 in the Monroe County Recorder’s Office (RSID004124 in the Monroe County Surveyors Office). Though this is not typically how I would reestablish a lost or obliterated Section corner, and I have pondered and questioned using the stone at said BeBl_M04 for proportionate measurement to reestablish the Section corner since it is not noted in its original establishment in legal survey book 2 pages 338 and 339 as having been set proportionally between the Section and quarter Section corner, but rather 80 poles (1320’) South of BeBl_M03, I do see Mr. Gwinn’s logic and with there being no other established Section corners to the East for 2 miles, (prior to my survey in said instrument #2010003806), my end conclusion is I have no better idea as to where the original location of this corner was. This location is in my opinion the most reliable evidence of the originally established location of the corner with an uncertainty of 3.5’ north-south (since it is ±1.6’ North of the extension of a line from the Harrison monument set at the Southwest corner of Section 4 (#521 BeBl_I05) through the broken stone found at the South quarter corner of said Section 9, (#10475 BeBl_K05) and ±3.3’ North and 2.6 west of where proportionate measurement between the nearest quarter corners at BeBl_M03 and M07 would place it, and 3’ east-west, since it is ±2.5’ West of a straight line between the stones found at the East Quarter corner of Section 4 and the East Quarter corner of Section 9. It is noteworthy that the distances measured this survey between the stones at BeBl_M04 and BeBl_M07, differ from the measurements in Mr. Gwinn’s survey by ±1.6’, which is likely primarily due to us finding the stones at said BeBl_M04 and BeBl_M07 leaning and straightening them up before locating them. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_M07, East quarter corner Section 9 Township 10 North Range 2 West, (#285) Cross ground on top of 0.7’ north-south by 0.3’ east-west limestone found (initially leaning but we straightened it up) with top left 0.4’ above ground, 0.8’ East of the center of a fallen wood railroad tie corner post at old 4-way fence corner. It is not clear if this is the stone set in legal survey book 2, pages 157 and 158, in 1870 or not, since it had no + on it, prior to us grinding one on it. Or if it was just a limestone found nearby and reset by Edmond Farkas in 1981. The pipe by the stone is discussed in Deckard Land surveying survey in RSID004185 as being 0.33’ North and 0.78’ west and having been used by others as the corner, however when we stood the stone up straight, it was found the pipe is against the stone. Based on occupation lines and other monumentation in and around the Section, this stone is, in my opinion, the most reliable evidence of the original location of the East quarter corner Section 9/West quarter corner Section 10, with 1’ of uncertainty. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

SHEET 2 OF 3	CORNER PERPETUATION SURVEY SECTION 9 – T10N - R02W Bean Blossom Township Monroe County, Indiana	Project: 2024-001 Field work by: Michael E. Sheppard, William E. Phillips & Jason M. George Reviewed by: MES, TER & SRB Drawn by: JMG	 OFFICE OF THE MONROE COUNTY SURVEYOR Trohn Enright-Randolph Monroe County Surveyor 501 N Morton Street Ste. 205, Bloomington, IN 47404 surveyoroffice@co.monroe.in.us
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BeBl_M09, Southeast corner Section 9 Township 10 North Range 2 West, (#10487) Mundy PLS capped rebar found flush with ground ±in an old north-south fence remnant line. The rebar appears to have been set in a survey by Michael Mundy PLS dated December 10, 1991, recorded in Survey Book 2, page 57 (instrument#117276) in the Monroe County Recorder’s Office (RSID004293 in the Monroe County Surveyors Office). Though I never read a theory of location on any survey by Mr. Mundy (surveyor reports were not mandatory in the era he set the rebar), I did come across a sketch in his old personal files noting an equal distance split 3 ways from the stone at BeBl_M07 and a railroad spike at BeBl_M13, (1 mile South) indicating perhaps he set it online and proportionally between said corner monuments. We scratched and probed a large area around the stone in search of the old stone noted in said Legal Survey Book 2 page 57 but could not find it. The rebar is, in my opinion, the most reliable evidence of the original location of the Section corner common to Sections 9,10,15&16, with an estimated 5’ of uncertainty. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_K09, South quarter corner Section 9 Township 10 North Range 2 West, (#660) 5/8” rebar (24” long) with 2” diameter aluminum cap inscribed MONROE COUNTY SURVEYORS OFFICE SHEPPARD PLS #20100021, set, with top 0.2’ below ground at the West edge of a small stream. Rebar was set in the hole formed from the straight section of a severely bent BRG capped rebar found and removed. The bent rebar that was found and replaced with a straight rebar, was found ± N42º 46’ E, 0.4’ from where proportionate measurement between the wood post found at the Southwest corner of the Section and a Mundy PLS capped rebar found at the Southeast corner of the Section would place it, considering it a lost Section corner, based on the measurements of this survey. The rebar is ± S37º 07’ E, 7.5’ of where Michael Mundy PLS calculated the corner to be in a survey by him dated May 22, 2000, recorded in instrument #2000010692 in the Monroe County Recorder’s Office, (RSID004197 in the Monroe County Surveyors Office). In said survey by Mr. Mundy, he cited this corner as “intersection of fences”. As of this time, there is no visible fence intersection in the area and traces of an east-west fence line in trees was observed ±34’ South of the rebar found and replaced. I reviewed Mr. Mundy’s files, and it appears he took some shots on fence lines outside of the immediate vicinity of the corner and intersected them rather than finding an actual fence corner. A copy of a survey by Bledsoe Riggert Guerrettaz survey and engineering company was provided to me by said company, that appears to be the origin of the found and replaced rebar, the survey has the year 2007 on it, however it is not signed or stamped by a licensed Surveyor. Due to lack of preservation of the original location of this corner, the found and replaced rebar is in my opinion the most reliable evidence of the corner’s original location with an estimated uncertainty of 5’. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_I09, Southwest corner Section 9 Township 10 North Range 2 West, (#691) 9” diameter, treated, power pole type, wood post, with metal plate on top, found with top 4.7’ above ground. The Post was found at an old occupation corner and thus the historically preserved, accepted and used location of the Section corner. It is known to have been used by numerous surveyors in modern history and is, in my opinion, the most reliable evidence of the original location of the Section corner common to Sections 8,9,16&17, originally established by the Bureau of Land Management and monumented with a wood Post in 1815, with negligible uncertainty. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_I08, Northwest corner Southwest quarter Southwest quarter aka Southwest corner Northwest quarter Southwest quarter Section 9 Township 10 North Range 2 West, (point #703) cross cut (this survey) in top of a 0.6’ north-south by 0.25’ east-west limestone found flush with ground, 1’ west of an old wood railroad tie post at the beginning of a South bound fence line. The stone is believed to be the monument set by M.H. Buskirk Monroe County Surveyor on February 17, 1890, in Legal Survey Book 2, page 487, which survey appears to be the original establishment of the Sixteenth Section division corner. The only uncertainty this stone has in my opinion is it being ±1.8’ East of a straight line between the monuments at BeBl_I07 and BeBl_I09. This is an uncertainty since Bureau of Land management rules state; “The corners set by the Surveyor General are unchangeable”. The lines marked by the Surveyor General are unchangeable” and “That the boundaries and subdivision of the public lands as surveyed under approved instructions by the duly appointed surveyors, the physical evidence of which survey consists of monuments established upon the ground, and the record evidence of which consists of field notes and plats duly approved by the authorities constituted by law, are unchangeable after the passing of title by the United States.” Therefore, placing an angle break in a Section line may be construed as changing it. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_I07, West quarter corner Section 9 Township 10 North Range 2 West, (#682) 0.5’ by 0.5’ treated wood post in concrete, at the beginning of an eastbound fence line, on the South side of an old roadbed and ± at the extension of ancient North and South fences. The post (#682) was found. The stone found at BeBl_I08 (#703) is cited in Legal Survey Book 2, page 487 as having been set midway between the West half mile corner of Section 9 and the Southwest corner of said Section. Extending a line from the post found at the Southwest corner of said Section (#691 BeBl_I09) through the stone at BeBl_I08 (#703) and doubling the distance would create a point ±8’ South and 3.7’ East of this post. We searched and probed this area diligently, finding numerous small limestones around and South of the post along with 1 limestone ledge, but none of the stones had survey stone characteristics. We also observed fence and remnants of an old, rotted post buried at a depth of 1 ½’ on the South side of the post, which fence, and post may have been an ancient fence corner. Thus, we concluded the area had been subject to some kind of earth work at one time. The extension of and double the distance of a line from the rebar set at the center of Section 8 (from original witnesses) (#1000 BeBl_G07) through the oldest stone at BeBl_H07(1) (#670) (which is cited as having been established mid-way between the Center and East half mile corner of Section 8) would net a location ±5’ North and 24’ East of the Post at #682. The extension of a line from the rebar set at the center of Section 8 (from original witnesses) (#1000 BeBl_G07) through the newest stone at BeBl_H07(2) (#10653) would net a location ±25’ South of the Post at #682. An online equidistant split between the sixteenth corner stones found to the North and South of the Post would net a location ±3.2’ South and ±1.8’ West of the Post. The extension of a line from a stone at the center of Section 9 (#10630 BeBl_K07) through a mag nail (#874) found in the center of a north-south road, at the extension of an old east bound fence line (approximate BeBl_J07) would net a location ±25’ South of the post at #682. Said mag nail at #874 is 12.65’ South of a straight line between the post at #682 and the stone at BeBl_K07. The mag nail is 22.2’ South of a straight line between said BeBl_K07 and a rebar (#10676) that has been held by other surveyors as the corner at BeBl_I07.These facts create a large area of uncertainty surrounding the original location of this corner and this post is within the area of uncertainty in my opinion. Several other surveyors have held the fence corner on the North side of the old roadbed, and somebody set a ½” rebar at its base (#10676) which is ±19’ North of the post accepted this survey. It is my opinion that the data shows this second fence corner/1/2” rebar is too far North to be considered the Quarter Section corner at BeBl_I07 and it does not appear any of these other surveyors knew the location of the stones at BeBl_I06 or BeBl_I08. It is evident somebody took great care in setting the treated post in concrete and it is, in my opinion, the most reliable evidence of the original location of the corner, though with an uncertainty of 20’ north-south and 4’ east-west. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_I06, Northwest corner Southwest quarter Northwest quarter, aka Southwest corner Northwest quarter Northwest quarter Section 9 Township 10 North Range 2 West, (#749) Mag nail driven in top of 6” north-south by 8” east-west Limestone found 9” below ground, against the north edge of an 8” north-south by 12” east-west limestone post stub found solid in the ground, (limestone post lying beside) at ancient East and North fence remnants. This appears to be the stone set by M.H. Buskirk Monroe County Surveyor, on May 2, 1889, documented *in* Legal Survey Book 2, Page 473 and as such the originally established location of the corner with negligible uncertainty. An E Farkas capped rebar was found N00° 33’ 45”E, 66.54’, from the stone, that appears to have been set by Edmund Farkas in a survey dated July 28, 1982 (RSID005502 in the Monroe County Surveyors Office). Mr. Farkas’s method of establishment for his rebar is unknown and undocumented. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_K07, Center of Section 9 Township 10 North Range 2 West, (#10630) Found 5/8” rebar with top 0.3’ above ground, 1’ east of an old north-south fence line, under a treetop, ±14’ North of a north and west fence corner. The rebar was set by Jess Gwinn in a survey by him dated 09/28/2003 and recorded in instrument #2003030618 in the Monroe County Recorder’s Office (Monroe County Surveyors document RSID004161), purportedly “in the center of the stone remnants”. Mr. Gwinn found the stone remnants from the original walnut tree referenced when the stone was originally set, in 1890. At this time, the rebar was at the very (west) edge of a tree top and the cap Mr. Gwinn notes putting on the rebar is gone. I was able to probe under the tree top and did strike stone with the probe all around the rebar, 0.1’ below ground. This rebar/broken stone remnant is in my opinion the most reliable evidence of the originally established location of the center of Section 9, with negligible uncertainty. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

Other monuments Located or searched for: Approximate BeBl_K08: (#10625) Deckard PLS capped rebar found 0.8’ below ground, 7’ South of the South edge of stone of an east-west stone lane. This rebar was measured to be within 0.2’ of being at an online equidistant split between the monuments found and accepted at BeBl_K07 and BeBl_K09. We were unable to find any evidence of the stone cited as having been set to monument this corner in 1890 in Legal Survey Book 2, page 487 or its accessories.

BeBl_E08: Approximate BeBl_J07: (#874) mag nail found flush with and in the center of a north-south asphalt County Road, at the extension of an east bound fence line. The mag nail was measured to be 12.65’ South of a straight line between the monuments found and accepted at BeBl_K07 and BeBl_I07 and 1.4’ East of an equidistant split between them. We were unable to find any evidence of the stone cited as having been set to monument this corner in 1915 in Legal Survey Book 3, page 52, or its accessories.

Be B I-07
Sec 9. wty

REBAR FOUND
NW CORNER, SW 1/4
SECTION 9, T 10N, R 2W

PK NAIL FOUND

REBAR FOUND
NW CORNER, SW 1/4
SECTION 9, T 10N, R 2W

S34°31'18"E
 50.00'
 S40°45'40"E
 58.31'

S45°09'36"E
89.44'

S4702'12"E —
199.38'

S29°05'00"E—
180.37'

S21'03'32"
88.62'

S3249'257
202.99'

MOON ROAD

50557.05 E 735.16'

H. NORMAN & BETTI L. FORGUITTES
DR 367 PP 181-186

84.12 ACRES

Section of SW

BeB1 I-09

FENCE POST FOUND
SW CORNER. SW 1/4
SECTION 9, T 10N, R 2W

NW CORNER, NW 1/4
SECTION 16, T 10N, R 2W

20.42 ACRES

SECTION 9
SECTION 16

MOON ROAD

VICTOR OOLITIC STONE COMPANY
DR 184 PG 448

SCALE: 1" = 300'



DESCRIPTION: A PART OF THE SOUTHWEST QUARTER OF SECTION 9, AND A PART OF THE NORTHWEST QUARTER OF SECTION 16, ALL IN TOWNSHIP 10 NORTH, RANGE 2 WEST, MONROE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A FENCE POST FOUND AT THE SOUTHWEST CORNER OF THE SAID SECTION 9, THE SAME BEING THE NORTHWEST CORNER OF THE SAID SECTION 16, THENCE ALONG THE WEST LINE OF THE SAID SECTION 9, NORTH FOR 2623.99 FEET AND TO A REBAR FOUND AT THE NORTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF SAID SECTION 9; THENCE ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER SOUTH 88 DEGREES 14 MINUTES 00 SECONDS EAST FOR 789.31 FEET; THENCE LEAVING THE SAID NORTH LINE OF THE SAID SOUTHWEST QUARTER AND ALONG THE CENTERLINE OF AN EXISTING, UNIMPROVED ROADWAY SOUTH 77 DEGREES 52 MINUTES 59 SECONDS EAST FOR 88.09 FEET; THENCE SOUTH 33 DEGREES 17 MINUTES 24 SECONDS EAST FOR 63.26 FEET; THENCE SOUTH 34 DEGREES 51 MINUTES 18 SECONDS EAST FOR 50.00 FEET; THENCE SOUTH 40 DEGREES 45 MINUTES 40 SECONDS EAST FOR 58.31 FEET; THENCE SOUTH 43 DEGREES 09 MINUTES 38 SECONDS EAST FOR 89.44 FEET; THENCE SOUTH 47 DEGREES 02 MINUTES 12 SECONDS EAST FOR 198.38 FEET; THENCE SOUTH 29 DEGREES 05 MINUTES 00 SECONDS EAST FOR 180.37 FEET; THENCE SOUTH 21 DEGREES 43 MINUTES 32 SECONDS EAST FOR 88.62 FEET; THENCE SOUTH 33 DEGREES 49 MINUTES 25 SECONDS EAST FOR 202.99 FEET AND TO THE CENTERLINE OF MOON ROAD; THENCE ALONG THE SAID ROAD CENTERLINE FOR THE FOLLOWING COURSES AND DISTANCES: SOUTH 05 DEGREES 57 MINUTES 05 SECONDS EAST FOR 735.16 FEET; SOUTH 04 DEGREES 03 MINUTES 19 SECONDS EAST FOR 419.69 FEET; SOUTH 01 DEGREE 33 MINUTES 20 SECONDS WEST FOR 123.77 FEET; SOUTH 09 DEGREES 04 MINUTES 09 SECONDS WEST FOR 194.14 FEET.

WILLIAM H. BROWN, JR.
DR 466 PC 285

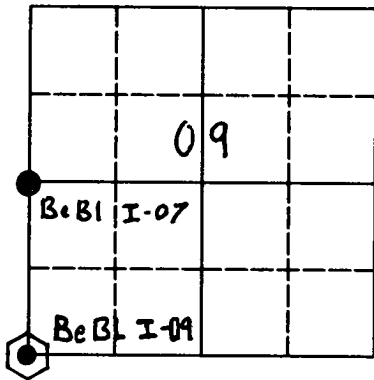
THEODORUS J. & VICKI R. HOLLANDERS
DR 474 PC 689

NORTH 2623.99

747071 W 00.80.10N

9708

Sec. 9, T-10-N, R-2-W



Bean Blossom Twp.

TION-R2W Sec. 9



**Compass
Bearing
Magnetic
North**

PART SECTION 9 AND PART SECTION 16
T 10N, R 2 W, MONROE COUNTY, INDIANA

Be B I-07
sec 9 wty

DENNIS L. & KAREN L. MORGAN
DR 466 PG 318

WILLIAM H. BROWN, JR.
DR 466 PG 265

NORTH 2623.99'

THEODORUS J. & VICKI R. HOLLANDERS
DR 474 PG 689

NORTH 108.00'W 1207.42'

REBAR FOUND
NW CORNER, SW 1/4
SECTION 9, T 10N, R 2W

FENCE POST FOUND
SW CORNER, SW 1/4
SECTION 9, T 10N, R 2W

NW CORNER, NW 1/4
SECTION 16, T 10N, R 2W

84.12 ACRES

20.42 ACRES

Section 9 SW

Be B I-09

5/8" REBAR
W/ CAP SET

PK NAIL FOUND

S34°51'18"E
50.00'

S40°45'40"E
58.31'

S45°09'36"E
89.44'

S53°17'24"E
63.25'

S77°52'59"E
88.09'

S88°14'00"E 789.31'

S47°02'12"E
199.38'

S29°05'00"E
180.37'

S21°03'32"E
88.82'

S32°49'25"E
202.99'

MOON ROAD

25.0' RIGHT-OF-WAY

S05°37'05"E 735.16'

S00°31'19"E 419.69'

S01°33'20"W 125.77'

S08°08'09"W 196.15'

S13°03'01"W 123.81'

S20°22'28"W 112.00'

S31°05'58"W 214.47'

S40°10'25"W 108.11'

MOON ROAD

25.0' RIGHT-OF-WAY

S43°58'44"W 786.70'

S45°33'57"W 281.24'

S49°49'45"W 187.44'

S52°30'38"W 113.18'

S57°28'35"W 104.97'

S61°23'27"W 105.04'

S65°03'41"W 81.41'

5/8" REBAR
W/ CAP SET

RR SPIKE
SET

H. NORMAN & BETTI L. FORQUITTES
DR 367 PP 181-185

SCALE: 1" = 300'



VICTOR OOLITIC STONE COMPANY
DR 184 PG 448

DESCRIPTION:
A PART OF THE SOUTHWEST QUARTER OF SECTION 9, AND A PART OF THE NORTHWEST QUARTER OF SECTION 16, ALL IN TOWNSHIP 10 NORTH, RANGE 2 WEST, MONROE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A FENCE POST FOUND AT THE SOUTHWEST CORNER OF THE SAID SECTION 9, THE SAME BEING THE NORTHWEST CORNER OF THE SAID SECTION 16, THENCE ALONG THE WEST LINE OF THE SAID SECTION 9, NORTH FOR 2623.99 FEET AND TO A REBAR FOUND AT THE NORTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF SAID SECTION 9; THENCE ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER SOUTH 88 DEGREES 14 MINUTES 00 SECONDS EAST FOR 789.31 FEET; THENCE LEAVING THE SAID NORTH LINE OF THE SAID SOUTHWEST QUARTER AND ALONG THE CENTERLINE OF AN EXISTING, UNIMPROVED ROADWAY SOUTH 77 DEGREES 02 MINUTES 59 SECONDS EAST FOR 86.09 FEET; THENCE SOUTH 53 DEGREES 17 MINUTES 24 SECONDS EAST FOR 63.25 FEET; THENCE SOUTH 34 DEGREES 51 MINUTES 18 SECONDS EAST FOR 50.00 FEET; THENCE SOUTH 40 DEGREES 45 MINUTES 40 SECONDS EAST FOR 58.31 FEET; THENCE SOUTH 45 DEGREES 09 MINUTES 38 SECONDS EAST FOR 89.44 FEET; THENCE SOUTH 47 DEGREES 02 MINUTES 12 SECONDS EAST FOR 199.38 FEET; THENCE SOUTH 29 DEGREES 05 MINUTES 00 SECONDS EAST FOR 180.37 FEET; THENCE SOUTH 21 DEGREES 03 MINUTES 32 SECONDS EAST FOR 88.82 FEET; THENCE SOUTH 32 DEGREES 49 MINUTES 25 SECONDS EAST FOR 202.99 FEET AND TO THE CENTERLINE OF MOON ROAD; THENCE ALONG THE SAID ROAD CENTERLINE FOR THE FOLLOWING COURSES AND DISTANCES:
SOUTH 05 DEGREES 57 MINUTES 05 SECONDS EAST FOR 735.16 FEET;
SOUTH 04 DEGREES 03 MINUTES 19 SECONDS EAST FOR 419.69 FEET;
SOUTH 01 DEGREE 33 MINUTES 20 SECONDS WEST FOR 125.77 FEET;
SOUTH 08 DEGREES 08 MINUTES 09 SECONDS WEST FOR 196.15 FEET;
SOUTH 13 DEGREES 03 MINUTES 01 SECOND WEST FOR 123.81 FEET;
SOUTH 20 DEGREES 22 MINUTES 28 SECONDS WEST FOR 112.00 FEET;
SOUTH 31 DEGREES 05 MINUTES 58 SECONDS WEST FOR 214.47 FEET;
SOUTH 40 DEGREES 10 MINUTES 25 SECONDS WEST FOR 108.11 FEET;
SOUTH 43 DEGREES 58 MINUTES 44 SECONDS WEST FOR 786.70 FEET;
SOUTH 45 DEGREES 33 MINUTES 57 SECONDS WEST FOR 281.24 FEET;
SOUTH 49 DEGREES 49 MINUTES 45 SECONDS WEST FOR 187.44 FEET;
SOUTH 52 DEGREES 30 MINUTES 38 SECONDS WEST FOR 113.18 FEET;
SOUTH 57 DEGREES 28 MINUTES 35 SECONDS WEST FOR 104.97 FEET;
SOUTH 61 DEGREES 23 MINUTES 27 SECONDS WEST FOR 105.04 FEET;
SOUTH 65 DEGREES 03 MINUTES 41 SECONDS WEST FOR 81.41 FEET AND TO THE WEST LINE OF THE SAID NORTHWEST QUARTER OF SAID SECTION 16; THENCE LEAVING THE SAID ROAD CENTERLINE AND WITH THE SAID WEST LINE OF THE SAID NORTHWEST QUARTER, NORTH 01 DEGREE 08 MINUTES 00 SECONDS WEST FOR 1207.42 FEET AND TO THE POINT OF BEGINNING, CONTAINING 20.42 ACRES, MORE OR LESS, IN SECTION 16, AND 84.12 ACRES, MORE OR LESS, IN SECTION 9, CONTAINING IN ALL 104.54 ACRES, MORE OR LESS.

SURVEYOR'S SIGNATURE

RAYMOND GRAHAM
R.P.E. 8409 R.L.S. 9978
815 WEST KIRKWOOD AVENUE
BLOOMINGTON, IN 47404
APRIL 17, 2000 JOB NO. 00-027

Be B I-07
sec 9 wty

SURVEYOR'S REPORT (per 865-IAC-12)

CAPTION: A part of the SW 1/4, Section 9, and part NW 1/4, Section 16, all in T 10N, R 2W, Monroe County, Indiana.

OWNER: Joe Caudill

CLIENT (If different than owner): (N/A)

SOURCE OF TITLE: Deed Record 475, Page 137
Instrument No. : #1999011093 WAR

PURPOSE OF SURVEY: The purpose of this survey was to recreate the boundaries as described in the recorded documents listed above, and to incorporate real estate from a recently abandoned railroad right-of-way.

A. Availability and Condition of reference monuments:

1. 1/2" iron rebar, with no cap, 0.3' above the surface of the ground, was found at the Northwest corner of the said SW 1/4 of said Section 9, at a three-way fence intersection.
2. Magnetic PK nail found in the centerline of Moon Road at the point where the North line of the said SW 1/4 of said Section 9 crosses the said road centerline.
3. 1' diameter treated wooden fence post, 5' tall, found at the Southwest corner of the said Section 9, the same being the Northwest corner of said Section 16, at 3 way fence intersection.
4. Iron railroad spike, flush with pavement, found at the Southwest corner of the North half of the Southwest quarter of the said Section 16.
5. The centerline of Moon Road, as existing.

B. Occupation or Possession Lines:

1. There is an old fence line, still standing, that runs along the North line of the subject property, the said fence being consistent with the two monuments mentioned in the above section (see A-1, and A-2) although random shots along said fence show it to meander north of the actual property line in some places. The said fence is also missing in some areas due to the topography.
2. There is a broken down old fence line running along the West line of subject property along both the West lines of that part of said Sections 9 and 16 that include the said subject property. This fence was found to be West of the actual surveyed line, where the West line of the said Section 16 crosses the centerline of Moon Road.
3. The centerline of Moon Road, as existing defines the remaining boundary of subject property.

C. Clarity or Ambiguity of the record description used and/or adjoiner's description:

1. After reviewing the recorded descriptions of the subject tract as well as the adjoining tracts, it is obvious that the real estate that was meant to be conveyed is the area of the NW 1/4, NW 1/4, Section 16 and SW 1/4, SW 1/4, Section 9, and NW 1/4, SW 1/4, Section 9, all in T 10N, R 2W, that lies North and West of the former Chicago, Indianapolis and Louisville Railroad (now abandoned).

D. Theoretical uncertainty of measurements:

1. Theoretical uncertainty due to Electronic Distance Measurement = < 0.50' foot.

CLASS OF SURVEY: Class C as per 865 IAC 1-12-7

CERTIFICATION:

I certify that this survey was performed wholly under the direction of myself, a land surveyor registered in the State of Indiana, and to the best of my knowledge and belief was executed according to 865-IAC-12.

Prepared By:

Graham Engineering, 615 W. Kirkwood Ave., Bloomington, Indiana 47404



Raymond Graham
Raymond Graham L.S. 9978 Indiana
615 W. Kirkwood Ave., Bloomington, Indiana
May 11, 2000 Job No. 99